135.0	0001	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,200,800 / 1,200,800
					USE VALUE:	1,200,800 / 1,200,800
					ASSESSED:	1,200,800 / 1,200,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		MORTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HARRIS CHRISTOPHER J
Owner 2:	HARRIS KRISTIN
Owner 3:	
Street 1:	27 MORTON ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HARRIS CHRISTOPHER J -
Owner 2:	HARRIS KRISTIN -
Street 1:	27 MORTON ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 23,561 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Wood Shingle Exterior and 2714 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	23561.000	445,100	1,700	754,000	1,200,800
Total Card	0.541	445,100	1,700	754,000	1,200,800
Total Parcel	0.541	445,100	1,700	754,000	1,200,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 442.45 | /Parcel: 442.4

Legal Description

User Acct 86711

GIS Ref

GIS Ref

Insp Date 09/30/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 135.0-0001-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	445,100	1700	23,561.	754,000	1,200,800	1,200,800	Year End Roll	12/18/2019
2019	101	FV	353,600	1800	23,561.	706,800	1,062,200	1,062,200	Year End Roll	1/3/2019
2018	101	FV	353,600	1800	23,561.	584,300	939,700	939,700	Year End Roll	12/20/2017
2017	101	FV	348,900	0	23,561.	537,200	886,100	886,100	Year End Roll	1/3/2017
2016	101	FV	348,900	0	23,561.	490,100	839,000	839,000	Year End	1/4/2016
2015	101	FV	321,500	0	23,561.	480,600	802,100	802,100	Year End Roll	12/11/2014
2014	101	FV	321,500	0	23,561.	446,700	768,200	768,200	Year End Roll	12/16/2013
2013	101	FV	321,500	0	23,561.	425,000	746,500	746,500		12/13/2012

!10493!

PRINT

Date	Time
12/11/20	00:47:35

LAST REV

Date	Time
10/11/17	10:15:41
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10493

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARRIS CHRISTOP	30136-333		5/5/1999	Family	1	No	No		
HASKELL STANLEY	27854-404		11/7/1997		265,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/7/2009	213	Addition	180,000			G10	GR FY10	13X31 2 STORY ADDI
1/7/2004	11	Porch	18,000	C		G6	GR FY06	convert porch to h

ACTIVITY INFORMATION

Date	Result	By	Name
9/30/2017	Meas/Inspect	HS	Hanne S
6/30/2009	Info Fm Prmt	BR	B Rossignol
11/7/2008	Meas/Inspect	355	PATRIOT
1/14/2005	Permit Visit	BR	B Rossignol
1/7/2000	Inspected	263	PATRIOT
12/1/1999	Mailer Sent		
11/3/1999	Measured	256	PATRIOT
9/8/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	86711
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		23561		Sq. Ft.	Site		0	80.	0.40	9			Topo	-20					753,952						754,000	

Total AC/HA: 0.54089 | Total SF/SM: 23561 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 753,952 | Spl Credit | Total: 754,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.11255503
Const Adj.:	0.99989998
Adj $ / SQ:	116.807
Other Features:	102152
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	466567
Depreciation:	21462
Depreciated Total:	445105

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

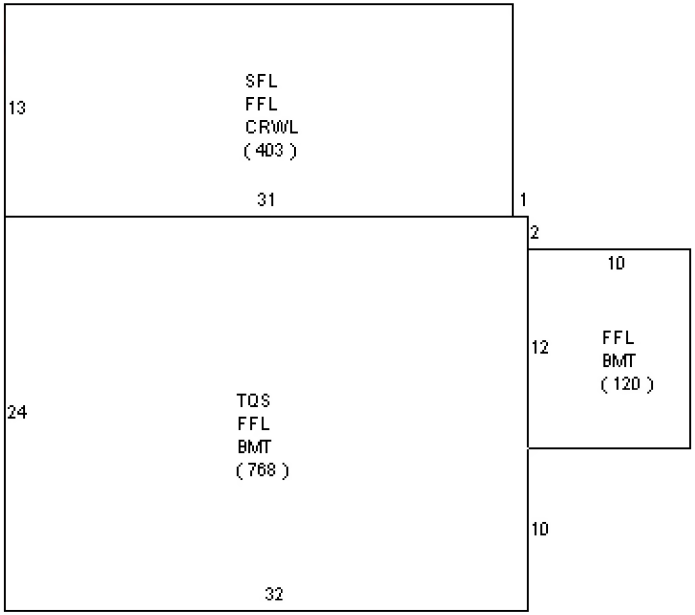
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	128.49
Special Features:	0	Val/Su Net:	124.99
Final Total:	445100	Val/Su SzAd	196.08

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,291	116.810	150,797
BMT	Basement	888	56.070	49,788
TQS	3/4 Story	576	116.810	67,281
CRWL	Crawl Space	403	17.520	7,061
SFL	Second Floor	403	116.810	47,073

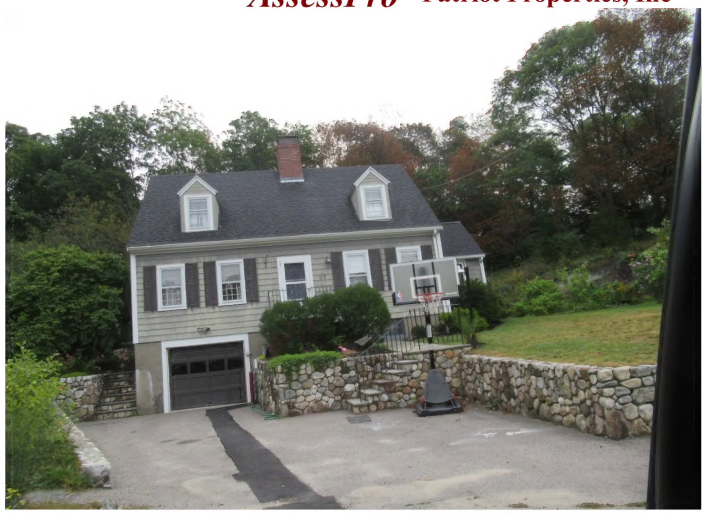
Net Sketched Area:	3,561			Total:	322,000
Size Ad	2270	Gross Are	3753	FinArea	2714

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 135.0-0001-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	25X30	A	AV	2000	2.75	T	15.2	101			1,700			1,700

More:	N	Total Yard Items:	1,700	Total Special Featues:		Total:	1,700